

# REPORT OF THE COMMITTEE ON ZONING AND PLANNING

## Voting Members:

Brandon J.C. Elefante, Chair; Esther Kia'āina, Vice-Chair;  
Radiant Cordero, Calvin K.Y. Say

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Committee Meeting Held  
August 31, 2022

Honorable Tommy Waters  
Chair, City Council  
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning and Planning, to which was referred Bill 50 (2022) entitled:

"A BILL FOR AN ORDINANCE TO REZONE LAND SITUATED AT HALAWA — PEARL CITY AND WAIPAHU, OAHU, HAWAII,"

transmitted by Departmental Communication 579 (2022) dated August 1, 2022, and which passed First Reading at the Council meeting on August 10, 2022, reports as follows:

The purpose of Bill 50 (2022) is to rezone land within the three rail station areas designated by Bill 49 (2022), from the F-1 Military and Federal Preservation, P-2 General Preservation, AG-1 Restricted Agricultural, AG-2 General Agricultural, R-5 Residential, R-7.5 Residential, A-1 Low density Apartment, A-2 Medium-density Apartment, B-2 Community Business, BMX-3 Community Business Mixed Use, I-2 Intensive Industrial, and IMX-1 Industrial Commercial Mixed Use Districts to the P-2 General Preservation, AG-1 Restricted Agricultural, R-5 Residential, A-2 Medium-density Apartment, AMX-2 Medium-density Apartment Mixed Use, AMX-3 High-density Apartment Mixed Use, B-1 Neighborhood Business, BMX-3 Community Business Mixed Use, and I-2 Intensive Industrial Districts at the request of the Department of Planning and Permitting (the "Applicant").

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## CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ADOPTED ON **SEP 7 2022**

COMMITTEE REPORT NO. **239**

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Your Committee finds that the Planning Commission, after a public hearing held on July 13, 2022, at which no testimony was received, voted unanimously (5 ayes) to recommend approval of the rezoning in concurrence with the recommendation of the Department of Planning and Permitting ("DPP") in the attachment to Departmental Communication 579 (2022).

Your Committee finds that the DPP recommends the release of specified conditions in five unilateral agreements recorded in connection with past zone changes in the zone change area, as set forth in the Bill. The DPP indicated that the unilateral agreement conditions recommended for release conflict with or are no longer needed under the Bill's zone change proposal.

At your Committee's meeting on August 31, 2022, the DPP Transit-Oriented Development ("TOD") Administrator gave a brief presentation on the Bill and responded to questions from Councilmembers. DPP representatives testified in support of the Bill. A representative from the Honolulu Authority for Rapid Transportation responded to questions about the Halaulani (Leeward Community College) rail station and potential rail parking at Leeward Community College.

At your Committee's meeting on August 31, 2022, the Chair of the Pearl City Neighborhood Board No. 21 testified in support of the Bill.

Your Committee finds that the rezoning and release of certain prior unilateral agreement conditions proposed in this Bill appears to be consistent with the General Plan and Development Plan of the City and in the best interests of the people of the City and County of Honolulu. Your Committee plans to consider this matter further following the receipt of public testimony at the public hearing thereon to be held as required by law.

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Your Committee on Zoning and Planning is in accord with the intent and purpose of Bill 50 (2022) and recommends that it pass Second Reading, be scheduled for public hearing, and thereafter be referred back to Committee. (Ayes: Cordero, Elefante, Kia'āina, Say – 4; Noes: None.)

Respectfully submitted,



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Committee Chair

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